

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 26TH, 2023 (6PM) via Zoom
<https://ucsb.zoom.us/j/95672538616>
Meeting ID: 956 7253 8616; Passcode: 71139

Agenda

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200. Please call the day before the meeting to let us know that you're coming. Thank you.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Board to consider the request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. OLD BUSINESS (Board to consider, review, and possible vote on...)

- a. Focused Group Balcony Inspection
- b. Annual Meeting Location

4. NEW BUSINESS - Draft of Proposed Budget

5. EXECUTIVE SESSION

6. ADJOURNMENT (Next scheduled meeting 11/8/2023 @ 6PM via Zoom)



For questions contact:
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Prepared by Julia Grigorian, Scribe



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Meeting Minutes (Template)

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If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200. Please call the day before the meeting to let us know that you're coming. Thank you.

Meeting was called to order at: 6:01pm

Board Members present:

Colin Smith - President
Christine Hall - Vice President
Tamara Simmons - Secretary
Joe Mora - Member-at-Large

Managers & Employees present:

James Nguyen of Bartlein.
Julia Grigorian, Scribe

Homeowners present:

Cathy Leyva - #369
Craig Nicholson - #247

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE

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Cathy Leyva #369: Cathy expressed interest in resuming in-person board meetings. Colin informed her that certain maintenance tasks must be completed before meetings can return to the meeting room.

Craig Nicholson #247: Craig sent a list of budget-related items to James for discussion. He requested a formal vote to change the policy that allows the association to vote without the entire board present. Chris acknowledged Craig's concerns and clarified that the purpose of this meeting is to address budget-related matters.

3. OLD BUSINESS (Board to consider, review, and possible vote on...)

a. Focused Group Balcony Inspection

James reported he has not received any information yet related to this inspection, but expects a lengthy itemized list when it is received.

b. Annual Meeting Location

James explored potential meeting locations, with prices ranging from \$300-\$600. Chris suggested looking into the Leta Hotel for the annual meeting. The association discussed a suitable budget. Joe moved a motion for a \$500 budget for finding a meeting venue with wifi, seconded by Tamara. Colin asked James to inquire about a projection screen, and the association agreed to start the search at the Leta Hotel. This motion was unanimously approved.

4. NEW BUSINESS - Draft of Proposed Budget

James presented the September budget packet, covering all of the line items. Discrepancies were addressed, primarily due to a change in vendors and anticipated price adjustments.



The association discussed insurance coverage, clarifying that it covers up to the drywall.

Questions were raised about structural plumbing, and Tamara suggested breaking up the payment over several years as opposed to a lump sum in 2028.

The responsibility for gas line replacement was debated, with Colin referencing the old CC&Rs, and Joe mentioning a court judgment focusing on the responsibility only under concrete slabs. Colin asked James to provide justification for the numbers for this line item, but James said he was not able to do so.

Tamara addressed a discrepancy on page 5 item 8b between actual interest income accrued - two different percentages were provided (3% and 5%).

Chris asked if a line item should be included for capital expenditures that could potentially come up (such as EV charging).

Tamara questioned why the association's budget sheet lacks clarity on unspent funds from the previous year. She emphasized the importance of itemizing where leftover funds were allocated. Tamara also proposed adding an "expected" and "actual" column in the budget sheets to enhance accuracy tracking.

Discussions ensued regarding the responsibility for patio doors. Colin provided insights into the number of doors across the community and estimated the cost, approximating it at \$760,000. He concluded that addressing this issue within the 6-year time frame given in the budget was unrealistic. Colin advocated for moving the door replacement timeline to 2034.

The association collectively agreed to table further discussion on these matters until Bartlein proves responses regarding their own personal line item.

5. EXECUTIVE SESSION

Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member.

6. ADJOURNMENT (Next scheduled meeting 11/8/2023 @ 6PM via Zoom)

- a. Meeting adjourned at 8:04PM.

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